BILL GARRETT, Davidson County
Trans:T20130091474 DEEDWARR
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Fees:13.00 Taxes:305.25
20131024-0111033

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52845
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cristina M. Ortiz 621 Longhunter Court Nashville, TN 37217	Regions Bank bda Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 135-08-A 00621.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$82,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Steve Haley and wife, Jill S. Haley, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Cristina M. Ortiz, unmarried, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 621 on the Plan of Nashboro Village, Tract 19, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 80, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Patriot Properties, LLC by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C., dated November 27, 2001, recorded December 4, 2001 in Instrument No. 20011204-0132851, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Steve Haley by Quitclaim Deed from Patriot Properties, LLC, dated July 31, 2003, recorded August 1, 2003 in Instrument No. 20030801-0109324, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Steve Haley and Jill S. Haley to create a Tenancy in Common with Right of Survivorship by Quitclaim Deed dated March 29, 2006, recorded April 4, 2006 in Instrument No. 20060404-0038129, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 80, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.; Charter of record in Book 5344, Page 959, said Register's Office. The provisions of the condominium Master Deed of record in Book 5333, page 957, and Book 5469, page 840, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 621 Longhunter Court, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of October, 2013.

Steve Haley

Jill S. Haley

State of TENNESSEE

County of DAVIDSON

On this 17th day of October, 2013 , before me the undersigned authority, personally appeared Steve Haley and ~~Jill S. Haley~~ Jill S. Haley Cee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $82,500.00

Affiant

Sworn and subscribed before me this the 17 day of October, 2013

Notary Public

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES:
NOVEMBER 4, 2013